

Draft AES 2/25/16

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Regular Meeting
Wednesday, February 3, 2016
7:00PM

Call to Order

The Regular Meeting was called to order at 7:01PM. Chairman Frank Murphy, Vice Chairman Samantha Reiner and Supervisor Noelle Barbone were present. Ms. Amanda Serock, Manager, Mr. Michael Maddren, Solicitor, Mr. Michael Schneider, Engineer were also present. Matthew DiFilippo, Township Secretary, was absent. Ten (10) people from the public were present.

Chairman Murphy asked for a moment of silence for the passing of Mr. Keith Klaver.

Announcements

Chairman Murphy announced that the Township had received a DCNR grant for \$27,500 for an update to the Township's Open Space Plan. He congratulated Debbie Reardon, Amanda Serock, Matthew DiFilippo, and Lois Saunders for their hard work in obtaining the grant.

Approval of Minutes

Vice Chair Reiner's motion to adopt the Reorganization minutes of Monday, January 4, 2016 was seconded by Supervisor Barbone and passed unanimously.

Vice Chair Reiner's motion to adopt the Regular Meeting minutes of Tuesday, January 5, 2016 with the amendments provided to the Manager was seconded by Supervisor Barbone and passed unanimously.

Supervisors' Report

Vice Chair Reiner reported two executive sessions on January 19th and January 25th to discuss personnel matters adding that no decisions were made. Chairman Murphy added that litigation matters were also discussed.

Manager's Report

Manager Serock submitted a written report. She noted updates to the Township's MS4 program including, expiration of the Township's permit on March 15, 2018, the renewal process of the permit would begin in September of 2017, the section of the Township's website that contains information regarding stormwater management, and she also announced important public participation opportunities on April 30th for stream cleanup and February 28th for backyard solutions for healthy streams. Manager Serock also announced that the February 10th Planning Commission agenda included a Zoning Change Amendment proposed by Harrier LLC, a PRD Application by Harrier LLC and a SALDO application by Concord Realty for a Subaru dealership.

In addition, she noted that the Township was looking into updating the camera system at the traffic signal located at Brandywine Drive and Route 1 and that the Township was exploring using the excess funds remaining from the Township's ARLE grant.

Motion to allow Manager to use ARLE Grant funds

Vice Chair Reiner's motion to allow the Manager to use the excess funds from the ARLE Grant for the camera replacement at the traffic signal located at Route 1 and Brandywine Drive was seconded by Supervisor Barbone and passed unanimously.

Treasurer's Report

Manager Serock presented the Treasurer's Report. A written report and hardcopies of the Township's financial status for the month of January 2016 were provided.

Vice Chair Reiner's motion to approve General Fund expenditures to pay bills in the amount of \$60,126.70 was seconded by Supervisor Barbone and passed unanimously.

Vice Chair Reiner's motion to approve Open Space Fund expenditures in the amount of \$5,616.50 was seconded by Supervisor Barbone and passed unanimously.

Vice Chair Reiner's motion to release a SALDO escrow in the amount of \$4,750 to Concord Auto Body was seconded by Supervisor Barbone and passed unanimously.

Supervisor Barbone's motion to release a developer's agreement escrow in the amount of \$7,000 to Concord Auto Body was seconded by Vice Chair Reiner and passed unanimously. It was noted that the remaining balance of \$3,000 was being held by the Township for final inspection and landscaping.

Supervisor Barbone's motion to release a grading escrow in the amount of \$500 to 106 Dansfield Lane for trees removed was seconded by Vice Chair Reiner and passed unanimously.

Supervisor Reiner's motion to release \$19,481.01 of escrows to Chadds Ford Township as noted on the Treasurer's Report to satisfy outstanding invoices owed to the Township was seconded by Supervisor Barbone and passed unanimously.

Engineer's Report

Engineer Schneider submitted a written report. He announced an update to the meeting with Estates at Chadds Ford for the release of security improvements. He noted that Toll Brothers had agreed to repair the sink holes around various inlets and drainage issues with basin #2. He noted that the Township received a grading permit from the Henderson Group for their Lot #12. Supervisor Barbone noted that the plan for lot#12 was recorded in 2005. Vice Chair Reiner asked if the steep slope ordinance would apply and Mr. Schnieder responded that he believed it would apply. Chairman Murphy suggested that a comprehensive discussion should be had regarding the grading permit submitted as it related to the recent SALDO submission by the Henderson Group for the loop road. Solicitor Maddren noted that he would discuss both applications with the applicant's attorney, Mr. D'Amico.

Motions to Release Escrows

Vice Chair Reiner's motion to release escrow for Applied Bank Boulevard in the amount of \$15,247.44 to Chadds Ford Investors on behalf of the Brandywine Mills development was seconded by Supervisor Barbone and passed unanimously.

Supervisor Barbone's motion to release the general site escrow in the amount \$149,768.92 to Chadds Ford Investors on behalf of the Brandywine Mills development was seconded by Vice Chair Reiner and passed unanimously. Chairman Murphy noted that there is \$1,150,143.55 remaining in the escrow account.

Vice Chair Reiner's motion to fully release the letter of credit held on behalf of David Dodge in the amount of \$34,167.30 contingent upon receiving escrow from David Dodge in the amount of \$1,155 for additional landscaping, specifically, tree replacement along Wilmington Pike was seconded by Supervisor Barbone and passed unanimously.

Chairman Murphy inquired about the project and whether or not there was an additional detail to be addressed with David Dodge. Engineer Schneider responded that an additional parking lot was supposed to be constructed once they connected to public sewer, which is not available at this time, and when it is, David Dodge will have to return and submit a grading permit application.

Public Comment

No public comment was provided.

Old Business: Act 537 Planning

Manager Serock noted that the Sewer Authority Engineer, Tom Leisse, had submitted the Preliminary Treatment Request paperwork to the DEP to determine if an expansion at the Turner's Mill Treatment Plant was possible.

Old Business: Appointments

Supervisor Barbone's motion to appoint Patrick McKenna as the Planning Commission Solicitor was seconded by Vice Chair Reiner and passed unanimously.

Supervisor Barbone's motion to appoint Tim Sullivan as the Zoning Task Force Solicitor was seconded by Chairman Frank Murphy and passed unanimously.

Vice Chair Reiner's motion to appoint Patrick Sullivan to the Finance Committee was seconded by Supervisor Barbone and passed unanimously.

Supervisor Barbone's motion to appoint Annamarie Murphy as the liaison to the Rachel Kohl Library was seconded by Chairman Murphy and passed unanimously.

Supervisor Barbone suggested that the appointment to the Sewer Authority be tabled until March so that further discussion could be had with the Sewer Authority's new chairman. Both Chairman Murphy and Vice Chair Reiner agreed with Supervisor Barbone's suggestion.

New Business: Resolution 2016-13 Temporary Signs (6 mos. Extension)

Vice Chair Reiner's motion to approve Resolution 2016-13 to allow for Temporary Signage for the next six months was seconded by Supervisor Barbone and passed unanimously.

New Business: Authorization to Re-Advertise Ordinance 139 Noise

Vice Chair Reiner's motion to re-advertise Ordinance 139 Noise was seconded by Supervisor Barbone and passed unanimously.

New Business: Establish an Ordinance Committee

Vice Chair Reiner discussed the establishment of a standing ordinance committee that would consist of the Manager, a Board member, Planning Commission member, engineer, land planner, solicitor and possibly a member of the public. Chairman Murphy noted that the Board needed to discuss further the structure of the committee and tasks of the committee. Vice Chair Reiner suggested that the committee be forever in place, but that the members could change depending on the ordinance being formulated. She continued saying that she envisions an "ad hoc" committee working on a draft of an ordinance that would include committee members most fit for that ordinance with the appropriate professional and possible members from the public. She continued, the committee would disband at the end of their review of the ordinance when the ordinance would be sent to the Township's Planning Commission for review and possible recommendation. Vice Chair Reiner further explained that the Manager be assigned to draw in the relevant committee members based on the ordinance being created, ultimately ending up with a five (5) member committee. Supervisor Barbone confirmed with Vice Chair Reiner that the committee can change from time to time depending on the ordinance. Murphy confirmed Vice Chair Reiner's motion of the formation of an ordinance committee with members being chosen in the future. Solicitor Maddren suggested that the Board could make a motion to establish a committee to continue the process to allow them the opportunity to discuss its purpose and membership. Vice Chair Reiner's motion to establish a standing ordinance committee to consist of one (1) Supervisor, one (1) or more Planning Commission Member(s), the Manager, a solicitor depending on the type of ordinance, an engineer or land planner depending on the ordinance, and possibly member(s) of the public depending on the context of the ordinance was seconded by Supervisor Barbone and passed unanimously.

New Business: HARB Certificate of Appropriateness

Chairman Murphy noted that there were no certificates of appropriateness to review.

New Business: ZHB Applications

Chairman Murphy noted that there were no applications received.

New Business: Delaware County Act 247 Review Applications

Manager Serock noted that the County Planning Department would be reviewing the Concord Realty LLC, Subaru Dealership and the Harrier LLC, Wonderland Farms PRD application at their February 18th meeting. The Board discussed having someone from the Township present at that meeting and Supervisor Barbone noted that she would plan to attend.

Committee Reports

Chairman Murphy announced that committee reports had been received.

Debbie Reardon, Open Space & Strategic Advisory Chairman, noted that various Township representatives had attended a workshop at the Conservancy for Trail Signage and Wayfinding. She stated that it was a great meeting that was very well attended. She also mentioned that the Strategic Advisory Committee hosted a successful second Visioning Workshop that provided outcomes from the first workshop and steps moving forward. She noted that the outcomes seemed to align with the Township open space priorities in the past that allowed for a referendum to be passed collecting tax monies for open space initiatives. Supervisor Barbone noted that a summary of those workshops would be provided to the group that will work on the Comprehensive Plan to help them connect the dots. Chairman Murphy asked fellow Board members how they would like to move forward with the Comprehensive Plan and asked if a group should be appointed or if the task should just be turned over to the Planning Commission. Vice Chair Reiner stated that she felt the task of developing a draft plan should not be turned over to the Planning Commission yet. She continued that she felt the Strategic Advisory Committee should provide a report outlining their efforts and summarizing the findings of the Visioning Workshops. Valerie Hoxter, Strategic Advisory member, requested that the Board provide the committee directions on the task moving forward with the Comprehensive Plan. The Board agreed to provide something in writing to the committee.

Public Comment

Tom Singer, resident and Vice Chair of the Planning Commission, mentioned that he saw issues with the recently submitted PRD application by Harrier LLC. He noted issues he saw with density, lots and ownership of the parcels. Engineer Schneider noted that his review of the development would address those areas and Solicitor Maddren noted that all of this would be discussed and the next Planning Commission meeting with the new Planning Commission Solicitor.

Adjournment

Chairman Murphy's motion to adjourn the meeting at 8:24PM was seconded by Supervisor Barbone and passed unanimously.

Respectfully submitted,

Amanda Serock
Township Manager